

Brecknock Township
Planning Commission Meeting
March 27, 2017 at the Township Building

Meeting was called to order by Chairman Harry Lehman at 7:01 p.m.

Pledge to the Flag.

Planning Commission members present were Dean Imhoff, Gene Martini & Jim Regener.

Technicon Enterprises Inc., II, Township Engineer, Michael L. Reinert, P.E was present.

Chairman Lehman asked for discussion on the minutes of the February 27, 2017 meeting. Motion to approve the minutes as presented by Martini, seconded by Regener, all in favor, motion approved.

John Zimmerman Land Development – Preliminary/Final Plan

Scott Anderson, EIT, of Great Valley Consultants was present on behalf of the applicant, John Zimmerman, who was not present. Mr. Anderson explained the scope of the proposed project is a land development plan for two proposed turkey barns and associated improvements on the existing property located off of Reading Road in Bowmansville. The turkey barns would be considered an intensive agricultural operation which is permitted in the AG zoning district. The existing driveway accessing Reading Road would be utilized for access and expanded around the proposed barns. The stormwater management system has been designed to address the additional proposed impervious surfaces on the property, meet the Township regulations and also NPDES requirements as part of their permit application. The system consists of a large detention/infiltration basin, associated drainage swales and storm sewer piping. The 100 year floodplain bisects the property, which further restricts any additional accessways to Pleasant Valley Road. The area of disturbance will exceed one acre which necessitates the NPDES permit. Mr. Anderson noted receipt of the Township Engineer's review letter dated March 24, 2017 stating they will comply with the bulk of the comments. Mr. Reinert noted that the most significant issue is the existing driveway and whether a PADOT permit can be obtained for the proposed intensive agricultural operation and any improvements necessitated for the larger vehicles that will access the property. Planning Commission members shared the same concerns of the existing driveway access, including sight distance, ability for vehicles to access the site and improvements along Route 625. A waiver letter was provided by Mr. Anderson dated February 27, 2017. It was the consensus of the Planning Commission that they had no major objections to the waivers, provided the ultimate right-of-way is offered for the fronting roadways, a PADOT HOP is obtained for the existing driveway and the applicant researches opportunities to incorporate a trail easement connection to adjacent properties. Mr. Reinert was asked to provide the applicant with information from the White Oak Estates Subdivision to assist in this process. Mr. Anderson will pursue the PADOT HOP and indicated he would address the other comments accordingly. No further action was taken at this time.

Jerry Long – Proposed Rezoning

Jerry Long was present to provide a brief update on the proposed rezoning. He noted that the County Planner, Gwen Newall is reviewing the proposed rezoning on behalf of the LCPC, which will formally discuss the proposal at their meeting of April 10th at 2:30 PM. Mr. Long also noted that the Planning Commission and Board should look to revisit the list of permitted uses/special exceptions/conditional uses within the HC and LI zoning districts as part of the overall zoning review. Mr. Reinert noted that the Planning Commission should have review comments from the proposed rezoning from the LCPC for discussion at their April meeting.

Adjournment

Motion by Imhoff, seconded by Martini, all in favor, motion approved.

Respectfully submitted,

Michael L. Reinert, P.E.
Technicon Enterprises, Inc., II
Township Engineer

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